

THOMAS BROWN

ESTATES



16 Derry Downs, Orpington, BR5 4DT

Asking Price: £528,000

- 3 Double Bedroom Detached Victorian House (1652 sqft)
- Situated in a Sought After Location
- Garage & Off Street Parking
- No Forward Chain, Rear Extended





Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious (1652 sqft) three double bedroom, rear extended detached Victorian property situated on the ever popular Derry Downs, with the added benefit of being offered to the market with no forward chain. The accommodation comprises: entrance porch and hall, 27'6 open plan lounge/dining room, family room with direct access to the rear garden, lobby/study, kitchen, utility room, a glazed covered entrance and a large bathroom to the ground floor. To the first floor are three double bedrooms and a WC (please note many in the road have converted the WC into a full shower room). Externally the property boasts a well presented rear garden mainly laid to lawn, garage and a drive to the side and ample on road parking to the front. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the original features, floor space and quality of location on offer.





ENTRANCE PORCH

Opaque door to front, tiled flooring.

ENTRANCE HALL

Door to front, window to side, carpet, radiator.

LOUNGE/DINER

27'06" x 12'02" (8.38m x 3.71m) Gas fireplace, double glazed bay window to front, door to rear, carpet, two covered radiators.

FAMILY ROOM

11'07" x 11'01" (3.53m x 3.38m) Double glazed sliding door to rear, laminate flooring, covered radiator.

KITCHEN

13'04" x 9'07" (4.06m x 2.92m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, space for range style cooker, integrated dishwasher, window to side, tiled flooring, covered radiator.



LOBBY/POTENTIAL STUDY

7'05" x 7'0" (2.26m x 2.13m) Tiled flooring, covered radiator.

UTILITY ROOM

26'11" x 4'11" (8.2m x 1.5m) Stainless steel sink and drainer, space for fridge/freezer, space for washing machine, double glazed window to front, window to side, skylight.

GLAZED COVERED ENTRANCE

13'05" x 3'08" (4.09m x 1.12m) Double glazed door to side, tiled flooring.

BATHROOM

10'01" x 7'04" (3.07m x 2.24m) Low level WC, wash hand basin, bath with shower attachment, double glazed opaque window to rear, tiled flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Airing cupboard, double glazed window to side, carpet.



BEDROOM

13'02" x 9'08" (4.01m x 2.95m) Fitted wardrobe, double glazed window to rear, carpet, covered radiator.

BEDROOM

12'0" x 10'07" (3.66m x 3.23m) Double glazed window to rear, carpet, radiator.

BEDROOM

12'01" x 8'10" (3.68m x 2.69m) (measured to front of wardrobes) Fitted wardrobes, double glazed window to front, carpet, radiator.

WC

Low level WC, wash hand basin in vanity unit, space to add shower cubicle, double glazed window to front, carpet, radiator.

OTHER BENEFITS INCLUDE:

REAR GARDEN

36'0" x 30'0" (10.97m x 9.14m) Patio area with rest laid to lawn, mature flowerbeds.

FRONT GARDEN/OFF STREET PARKING

Low maintenance front garden, drive to side.

GARAGE

18'07" x 8'03" (5.66m x 2.51m) Up and over door to front, door to rear, power and light.

DOUBLE GLAZING

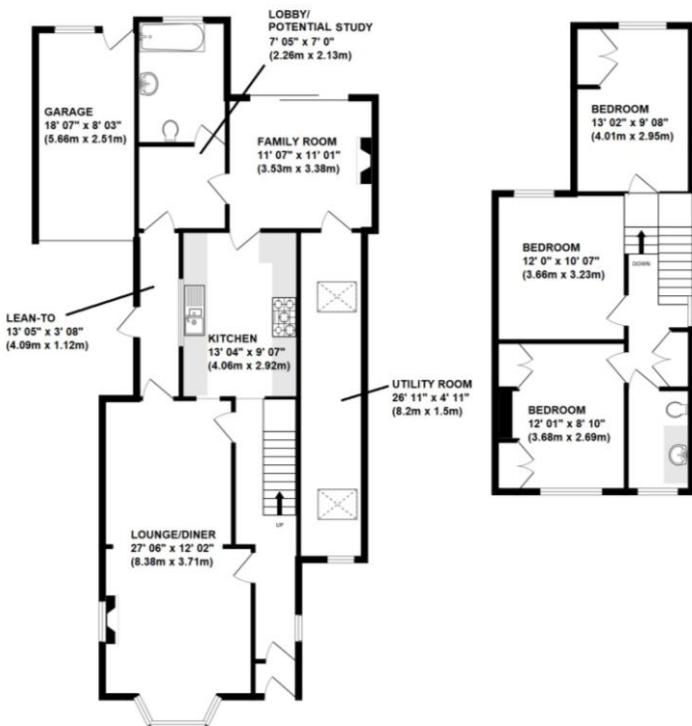
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



GROUND FLOOR
1111 sq.ft. (105.0 sq.m.) approx.

1ST FLOOR
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA: 1652 sq.ft. (153.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Construction: Standard

Council Tax Band: F

Tenure: Freehold

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 75 |
| (55-68) D | | |
| (39-54) E | 43 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |
| WWW.EPC4U.COM | | |

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Thomas Brown Estates have not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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